058.0	0010	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,700 / 855,700
					USE VALUE:	855,700 / 855,700
					ASSESSED:	855,700 / 855,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AGOSTINO JAMES H--ETAL
Owner 2:	AGOSTINO LORRAINE G
Owner 3:	
Street 1:	36 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .079 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2834 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3440.000	489,500		366,200	855,700
Total Card	0.079	489,500		366,200	855,700
Total Parcel	0.079	489,500		366,200	855,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.91 | /Parcel: 301.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38961
GIS Ref	
GIS Ref	
Insp Date	09/24/18

!5014!

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	489,500	0	3,440.	366,200	855,700		Year end	12/23/2021
2021	104	FV	467,200	0	3,440.	366,200	833,400		Year End Roll	12/10/2020
2020	104	FV	467,300	0	3,440.	366,200	833,500	833,500	Year End Roll	12/18/2019
2019	104	FV	361,000	0	3,440.	366,200	727,200	727,200	Year End Roll	1/3/2019
2018	104	FV	361,000	0	3,440.	245,900	606,900	606,900	Year End Roll	12/20/2017
2017	104	FV	338,500	0	3,440.	235,400	573,900	573,900	Year End Roll	1/3/2017
2016	104	FV	338,500	0	3,440.	214,500	553,000	553,000	Year End	1/4/2016
2015	104	FV	301,500	0	3,440.	172,700	474,200	474,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:31:13

LAST REV

Date	Time
02/16/21	14:30:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10186-264		12/18/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2013	1498	Manual	1,000	C				
4/16/2009	244	Siding	12,000	C				
5/12/2006	369	Redo Bat	5,000	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	TTL REFUSAL	BS	Barbara S
1/28/2014	Info Fm Prmt	EMK	Ellen K
3/14/2009	Meas/Inspect	345	PATRIOT
2/12/2000	Inspected	263	PATRIOT
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3440		Sq. Ft.	Site		0	70.	1.52	11									366,240						366,200	

Total AC/HA:	0.07897	Total SF/SM:	3440	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	366,240	Spl Credit		Total:	366,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06128085
Const Adj.:	0.98794085
Adj $ / SQ:	188.727
Other Features:	120500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709461
Depreciation:	219933
Depreciated Total:	489528

COMMENTS

SECOND SINK IN ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	
1	5	2	
Totals			
2	13	4	

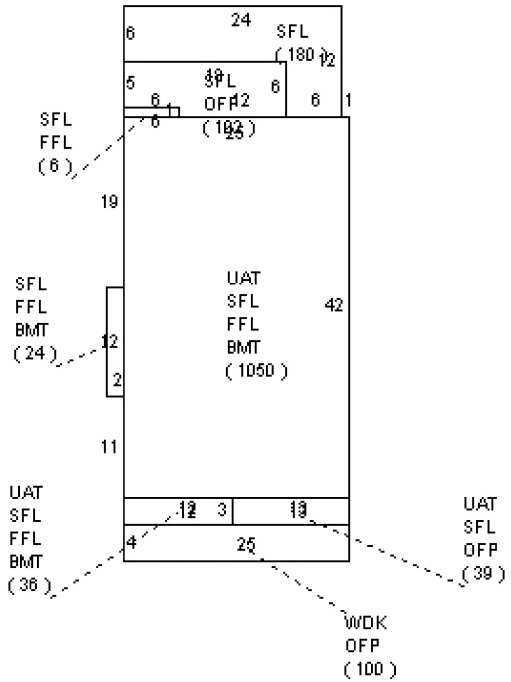
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.73
Special Features:	0	Val/Su Net:	114.24
Final Total:	489500	Val/Su SzAd	191.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,437	188.730	271,201
FFL	First Floor	1,116	188.730	210,619
BMT	Basement	1,110	56.620	62,846
UAT	Upper Attic	281	132.110	37,156
OFP	Open Porch	241	23.060	5,559
WDK	Deck	100	15.810	1,581

Net Sketched Area:	4,285			Total:	588,962
Size Ad	2553	Gross Area	5129	FinArea	2834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	